



20170111000046440 01/11/2017 10:05:50 AM NO 1/3

FILED

2017 JAN 11 AM 10:02

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY: *[Signature]* DEPUTY

THE STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, pursuant to that one certain Deed of Trust hereinafter referred to as the "Deed of Trust" dated October 28, 2015, which was executed by Rungpet Capehart, hereinafter referred to as the "Mortgagor", said Mortgagor conveyed all of its right, title, and interest in and to that one certain real property hereinafter referred to as the "Property" which is situated in Collin County, Texas, to Michael E. Gillman, as Trustee, hereinafter referred to as the "Trustee" and thereafter the aforesaid Deed of Trust was duly recorded under 201500291700 of the Official Records of the County Clerk of Dallas County, Texas, and corrected under a Recorded Correction Instrument Doc #20170106000026280 ("Correction Instrument") of the Official Records of the County Clerk of Collin County, Texas; said Property is described as follows:

Being Lot 22, in Block 84, of Canyon Creek No. 20, an addition to the City of Richardson, Collin County, Texas, according to the Map thereof recorded in Volume 6, Page 67, of the Map Records of Collin County, Texas, and known as 421 Forest Grove Drive, Richardson, Texas 75080

together with all improvements thereon and further includes all other property set forth in the aforesaid Deed of Trust, to secure the payment of (1) one certain Real Estate Lien Note dated October 28, 2015 in the original principal amount of \$224,700.00, which was executed by Mortgagor and payable to the order of Wildcat Lending Fund One, LP, for the benefit of Wildcat Lending Fund One, LP hereinafter referred to as the "Beneficiary";

WHEREAS, the Beneficiary has duly appointed in writing per an Appointment of Substitute Trustee dated January 10, 2017, duly recorded under Doc #20170110000041640 of the Official Public Records of Collin County, Texas, LUISA ULLUELA as Substitute Trustee under the aforesaid Deed of Trust; and

WHEREAS, the aforesaid Note and Deed of Trust are in default and the entire unpaid balance thereof is due and payable and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust and Correction Instrument; and

WHEREAS, the Beneficiary has directed said Substitute Trustee to enforce the power of sale under the Deed of Trust and Correction Instrument for the purpose of collecting the indebtedness secured thereunder after the giving of at least 21 consecutive days notice and the recording of a Notice in the Collin County Clerk's Office giving the time, place, and terms of said sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, Luisa Ulluela, Substitute Trustee, hereby give notice that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of such sale by certified mail, return receipt requested, to debtor obligated to pay the Note and indebtedness secured by the aforesaid Deed of Trust, at the last known address of such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and Correction Instrument and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash on the **Southwest entrance of the Jack Hatchell Collin County Administration Building located at 2300 Bloomdale Road, McKinney, Texas 75071**, pursuant to Section 51.002 of the Texas Property Code, or as designated by the Commissioner's Court for the conducting of trustee sales, in the City of McKinney, Collin County, Texas, at a time no earlier than 10:00 o'clock a.m., or within three hours after that time, but in no event will such sale occur beyond 2:00 o'clock p.m., on the first Tuesday in **FEBRUARY**, the same being the **7TH day of FEBRUARY, 2017**.

EXECUTED on the 10th day of January, 2017.



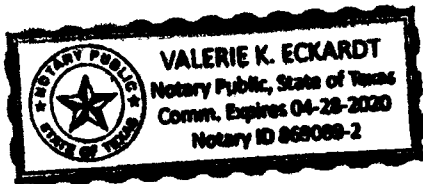
LUISA ULLUELA

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 10th day of January, 2017 by Luisa Ulluela.



NOTARY PUBLIC, STATE OF TEXAS



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
01/11/2017 10:05:50 AM
\$34.00 DFOSTER
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